
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	3610 Quebec Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	May 28, 2020	X Alteration
H.P.A. Number:	20-232	New Construction
Staff Contact:	Steve Callcott	Demolition
		Subdivision

Architect Chris Snowber, representing owner Kathleen McGowan, seeks conceptual design review for alterations and additions to two side wings and removing a one-story rear vestibule enclosure on a house in the Cleveland Park Historic District.

Property History and Description

3610 Quebec Street is a two-story brick and stucco cottage-style house that was built by the W.C. & A.N. Miller Development Company in 1925, designed by their in-house architect George MacNeil. The Miller Company developed roughly a dozen scattered properties in Cleveland Park, as well as others in Woodley Park and Petworth, before undertaking the developments for which they are best known, Wesley Heights (1925) and Spring Valley (1929).

The house has a one-story west wing that appears to date from the 1980s and a one-story enclosed east wing that was originally an open porch.

Proposal

The plans call for adding a second story on the west side addition which would be clad in stucco to match the second floor of the original portion of the house and punctuated with a dormer with a pair of double hung windows. The first floor would be reclad in brick with new casement windows to match the treatment of the house's first floor. The enclosed one-story porch on the east side of the house would be reconstructed as an open porch in a traditional porch vocabulary, and a second story added atop it clad in stucco with double hung windows. Above the front porch, a small awning window would be added and at the rear, a non-original one-story mud room/vestibule would be modified to serve as a covered porch.

Evaluation

The alterations and additions would impact non-original or already altered portions of the house, and compatible in size, scale, materials and detailing with the character of the house and historic district. As an alternative to the awning window shown, a pair of casement windows should be considered for the new window above the front porch.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the house and historic district, and that final approval be delegated to staff.